057.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	578,300 / 578,300
					USE VALUE:	578,300 / 578,300
					ASSESSED:	578,300 / 578,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		RYDER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AZAR BRIAN E/ETAL	
Owner 2:	AZAR KRISTIN M	
Owner 3:		
Street 1:	22 RYDER STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,810 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Clapboard Exterior and 1899 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3810.000	279,100		299,200	578,300
Total Card	0.087	279,100		299,200	578,300
Total Parcel	0.087	279,100		299,200	578,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.53 | /Parcel: 304.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	37622
GIS Ref	
GIS Ref	
Insp Date	02/07/19

!4863!

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,100	0	3,810.	299,200	578,300	578,300	Year End Roll	12/18/2019
2019	101	FV	239,100	0	3,810.	374,000	613,100	613,100	Year End Roll	1/3/2019
2018	101	FV	239,100	0	3,810.	251,100	490,200	490,200	Year End Roll	12/20/2017
2017	101	FV	239,100	0	3,810.	240,400	479,500	479,500	Year End Roll	1/3/2017
2016	101	FV	239,100	0	3,810.	219,100	458,200	458,200	Year End	1/4/2016
2015	101	FV	236,400	0	3,810.	176,300	412,700	412,700	Year End Roll	12/11/2014
2014	101	FV	236,400	0	3,810.	157,600	394,000	394,000	Year End Roll	12/16/2013
2013	101	FV	236,400	0	3,810.	149,600	386,000	386,000		12/13/2012

PRINT

Date	Time
12/10/20	19:50:03

LAST REV

Date	Time
04/04/19	17:52:46
mmcmakin	
4863	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ERTSOS PETER &	25441-169		6/27/1995		133,000	No	No		Y

USER DEFINED

Prior Id # 1:	37622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2015	1492	Re-Roof	4,000					
8/16/2007	701	Renovate	31,780			G9	GR FY09	combine 2 rooms co
4/21/1998	215	Addition	50,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2019	TTL REFUSAL	DGM	D Mann
5/22/2009	Info At Door	189	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Entry Denied	263	PATRIOT
7/29/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3810		Sq. Ft.	Site		0	70.	1.12	11			Heavy T	-20					299,208						299,200	

Total AC/HA: 0.08747 | Total SF/SM: 3810 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 299,208 | Spl Credit | Total: 299,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	27.01	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33897638
Const Adj.:	0.99989998
Adj $ / SQ:	167.355
Other Features:	75667
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382365
Depreciation:	103277
Depreciated Total:	279088

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

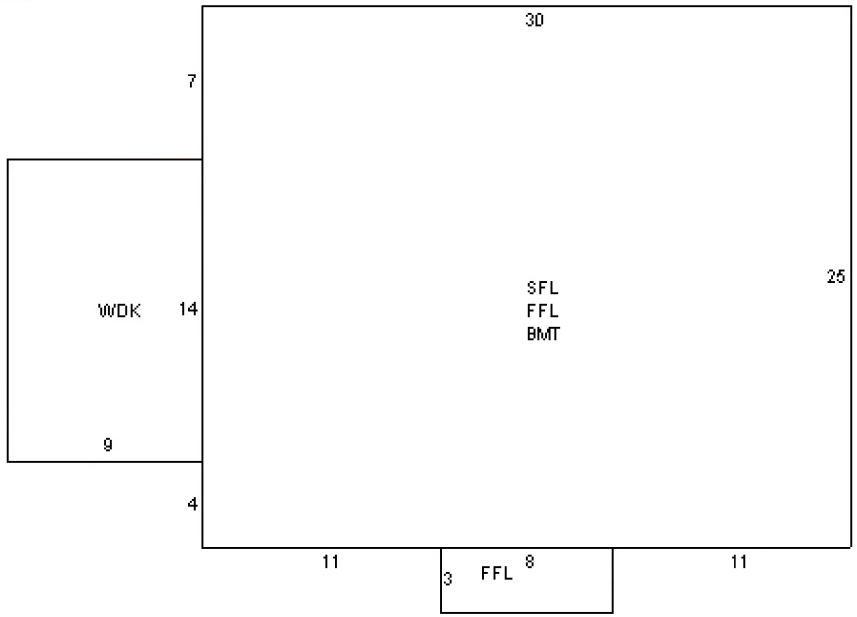
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.36
Special Features:	0	Val/Su Net:	116.29
Final Total:	279100	Val/Su SzAd	183.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	774	167.360	129,533
BMT	Basement	750	66.520	49,893
SFL	Second Floor	750	167.360	125,516
WDK	Deck	126	13.940	1,756

Net Sketched Area:	2,400	Total:	306,698
Size Ad	1524	Gross Are	2400	FinArea	1899
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	